

Centre City East Planned District



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CONSULTANTS

Blayne-Dyett, Urban and Regional
Planners

Michel Anderson & Associates

Moore-Ruble Yudell, Architects



1910

Department of the Interior

1. General

2. Administration
3. Finance
4. Lands
5. Minerals
6. Reclamation
7. Rivers and Harbors
8. Surveying
9. Technical Services
10. Miscellaneous

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Centre City East

PLANNED DISTRICT ORDINANCE

PREPARED FOR

City of San Diego

BY

BLAYNEY-DYETT, Urban and Regional Planners

Moore Ruble Yudell, Architects and Planners

Michel Anderson and Associates

**Adopted By the City Council On October 27, 1986
by Ordinance No. 16735**

Genette City East

THE NEW DISTRICT ARRANGEMENT

1900
City of San Diego

BY
ALFRED J. GILBERT, Mayor and Board of Supervisors
JOHN J. GILBERT, Mayor and Board of Supervisors
JOHN J. GILBERT, Mayor and Board of Supervisors

Adopted by the City Council of San Diego, 1900
by Ordinance No. 1073

**DIVISION 16
CENTRE CITY EAST PLANNED DISTRICT
TABLE OF CONTENTS**

	PAGE
SECTION 103.1600	PURPOSE AND INTENT..... 1 of 38
103.1601	BOUNDARIES..... 2 of 38
103.1602	ADMINISTRATIVE REGULATIONS..... 2 of 38
103.1603	DEFINITIONS..... 5 of 38
103.1604	USE CLASSIFICATIONS..... 6 of 38
103.1605	LAND USE REGULATIONS BY SUBDISTRICTS.... 14 of 38
103.1606	PROPERTY DEVELOPMENT REGULATIONS..... 18 of 38
103.1607	OFF-STREET PARKING AND LOADING SPACES... 27 of 38
103.1608	SPECIAL REGULATIONS..... 35 of 38

ILLUSTRATIONS

Map Drawing No. C-723 - Planned District Boundaries....	i
Illustration A - Subdistricts Defined.....	ii
Illustration B - Base Height and Land Use Intensity....	iii
Map I - Gateway Streets.....	iv
Map II - Pedestrian Emphasis Streets.....	v

UNITED STATES DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D. C. 20535

1. PURPOSE AND SCOPE	1-1
2. REFERENCES	2-1
3. DEFINITIONS	3-1
4. SCOPE OF INVESTIGATION	4-1
5. METHODOLOGY	5-1
6. RESULTS AND DISCUSSION	6-1
7. CONCLUSIONS	7-1
8. RECOMMENDATIONS	8-1
9. APPENDICES	9-1
10. REFERENCES	10-1

APPENDICES

- Appendix A - [illegible]
- Appendix B - [illegible]
- Appendix C - [illegible]
- Appendix D - [illegible]
- Appendix E - [illegible]

ORDINANCE NUMBER 0-16735 (NEW SERIES)

ADOPTED ON OCTOBER 27, 1986

**AN ORDINANCE AMENDING CHAPTER X, ARTICLE 3
OF THE SAN DIEGO MUNICIPAL CODE BY ADDING
DIVISION 16 RELATING TO CENTRE CITY EAST
PLANNED DISTRICT.**

BE IT ORDAINED, by the Council of The City of San Diego, as follows:

Section 1. That Chapter X, Article 3, of the San Diego Municipal Code be and the same is hereby amended by adding Division 16, entitled "CENTRE CITY EAST PLANNED DISTRICT," to read as follows:

DIVISION 16

CENTRE CITY EAST PLANNED DISTRICT

SEC. 103.1600 PURPOSE AND INTENT

The purpose of the Centre City East Planned District is to establish development controls that will:

- Implement the Centre City San Diego Community Plan;
- Maintain and enhance the existing mix of commercial, industrial, residential, cultural, institutional, and civic uses within the area;
- Eliminate social, physical and economic blight;
- Encourage transit-oriented development;
- Conserve housing;
- Promote job opportunities;
- Preserve views of the waterfront; and
- Create a safe and attractive environment.

It is the intent of this Planned District to identify the Centre City East area by designation, to delineate special land use subdistricts, and to establish development controls and land-use regulations that will effect the objectives and policies of the Community Plan.

SEC. 103.1601**BOUNDARIES**

The regulations which follow shall apply to the area of the Centre City Community Plan in the City of San Diego, California, known as Centre City East and designated on Map Drawing No. C-723. The Centre City East Planned District is generally bounded by Broadway, Eleventh Avenue, and Russ Boulevard on the north, Interstate 5 on the east, Commercial Street on the south, and Sixth Avenue on the west.

SEC. 103.602**ADMINISTRATIVE REGULATIONS****A. Administration**

The Planning Director or a designated representative shall administer the Centre City East Planned District in accordance with the provisions of this Division.

B. Activities Regulated

1. No building, structure or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall the use of any building or structure be changed, nor shall any such building, structure or improvement be used or occupied unless it shall comply with the requirements of this Division.
2. The Department of Building Inspection shall not issue any permit for such activities in any portion of the Centre City East Planned District until approval by the Planning Director or his designated representative has been obtained.
3. Prior approval by the Planning Director also is not required for permit applications of any emergency nature to rehabilitate an unsafe building or to demolish the structure for the same reasons.
4. Where not otherwise specified in this Division, the provisions of the Municipal Code Chapter X, Article 1, Divisions 1 through 3, 5, and 8 through 18 and Chapter X, Article 2 shall apply. All other provisions of Chapter X, Article 1 of the Municipal Code are superseded by the regulations of this Division. Where there is a conflict between the provisions of Chapter X, Article 1, and Chapter X, Article 2, and the provisions of this Division, the provisions of this Division shall apply.

C. Application Procedures

The procedure for application for a Centre City East Planned District permit, as well as the procedures for public notice and public hearing process, shall be the same as set forth in Chapter X, Article 1, Division 2 of the San Diego Municipal Code.

A deposit, as indicated on the current fee schedule maintained in the Planning Department, shall be paid when application is made for any Planned District Permit.

An application for a Planned District Permit shall include the following:

1. The purpose for which the proposed building, structure or improvement or portion thereof is intended to be used. The proposed uses shall be specified for each building level.
2. Five (5) copies of fully dimensioned plans and specifications (plot plan) indicating dwelling unit density, uses and gross square footage, lot area, lot coverage, floor area, floor area ratio, landscaping and surfaced or paved areas (existing and proposed, on-site and on public right-of-way), off-street parking including identification of required employee parking areas, and internal circulation. The plans shall include any proposals that will require an encroachment permit on the public right-of-way.
3. Five (5) copies of fully dimensioned plans and specifications for the buildings and improvements showing the exterior elevations, height, architectural detailing, roof designs, materials and color, and existing adjacent structures, including exterior treatments, materials and colors.
4. Five (5) copies of fully dimensioned plans and specifications for any accessory buildings, courtyards, fences/walls, signs, outdoor lighting, pedestrian areas, and street furniture.
5. Written justification of any request for additional height accompanied by the documentation required by SEC. 103.1606(c).
6. Any other information deemed necessary by the Planning Director to judge compliance with the Planned District regulations.

D. Initial Notice

Upon receipt of an application for any discretionary permits required under this Division, the Planning Director shall give written notice of the proposed activity, in accordance with the provisions of Divisions 2 and 5.

E. Department Review

The Planning Director or a designee shall be responsible for project review and approval.

1. Planned District permits for projects that meet these Planned District regulations and are not subject to a discretionary decision, shall be approved upon completion of the Planning Director's review.
2. Planned District permits for projects that do not meet the regulations of this Planned District, or require discretionary review, shall be subject to a public hearing by the Planning Director.

F. Determination

The Planning Director may approve, modify or disapprove any application for a Planned District permit. In approving the Planned District permit, the Planning Director may impose reasonable conditions to ensure compliance with these regulations. The Planning Director shall not approve an application for a Planned District permit except upon determining that the building, structure or improvement and use for which the Planned District Permit was applied will not be detrimental to the health, safety and general welfare of persons residing or working in the vicinity or injurious to property and improvements in the vicinity. In the event the Planning Director does not approve an application for a Planned District permit, the specific facts on which the determination is based shall be included in the written decision.

G. Notification

Within 60 days after the submission of a complete application to the Planning Department, the Planning Director shall send his decision in writing to the applicant and, if work is to be performed, to Building Inspection and the City Engineer, except when the applicant requests or agrees to an extension of the time.

H. Issuances

If the Planning Director approves the Planned District Permit, the application shall be referred to Building Inspection or the City Engineer for action on the application.

I. Permit Time Limits and Time Extension

Any Planned District Permit approved under this Division will be effective for a period of three years. One time extension of one year may be given if the Planning Director finds from the evidence

submitted that there has been no material changes of circumstances since the permit was originally granted. Application for a time extension must be submitted prior to the expiration of the Planned District Permit.

J. Revocation

The Planning Director may, at any time, revoke a Planned District permit issued under this Section. Prior to such a revocation, the permittee shall be given a hearing after 10 days notice.

K. Appeals

Any Planning Director decision on a discretionary action including revocation of a Planned District Permit may be appealed in accordance with SEC. 101.0230 and SEC. 101.0240.

SEC. 103.1603 DEFINITIONS

For purposes of this Division the following definitions shall apply:

Adjacent Lot: A lot that either abuts for a distance not less than 25 feet along a side or rear lot line of another lot or would so abut for such a distance if not separated by an alley.

Blank Wall: Any wall or garage door not enhanced by architectural detailing artwork, landscaping, windows, doors or similar features.

Building Line: The location of an exterior wall of a building nearest to and most nearly parallel to a property line.

Court: An open space unobstructed to the sky, located at or above grade level on a lot, and bounded on three or more sides by walls of a building.

Floor Area Ratio, Unused: The difference between the base FAR on a site and the total FAR of all existing or approved structures on the site.

Habitable Room: Any room except kitchen, halls, bathroom and toilet compartments.

Inclined Daylight Plane: An imaginary plane sloping inward on a site at a prescribed angle.

Off-Site Parking: Parking in a privately or publicly owned parking lot or structure that is not located on the same lot as the use it serves.

Private Outdoor Open Space: An area connected or immediately adjacent to a dwelling unit. The space can be a balcony, ground or above-grade patio or adjoining roof area used exclusively by the occupants of the living unit.

Stepback Line: A horizontal line parallel to the nearest property line at a specified height above a setback line or a property line where no setback is specified.

Streetwall: Any wall fronting on a dedicated public street.

Subdistrict: One of three geographic areas established to regulate land use within the Planned District.

SEC. 103.1604 USE CLASSIFICATIONS

Use classifications describe one or more uses having similar characteristics, but do not list every use or activity that appropriately may be within the classification. The Planning Director shall determine whether a specific use shall be deemed to be within one or more use classifications or not within any of the use classifications described. The Planning Director may refer a determination to the Planning Commission if, in his or her judgement, significant planning issues are involved. Any Planning Director determination may be appealed in accordance with SEC. 101.0230.

A. Residential

1. Day Care Center: Public or private establishment providing non-medical care and supervision for six or fewer persons not related to the proprietor. This classification includes nursery schools, preschools, and day-care centers for children and adults.
2. Group Residential: Shared living quarters without separate kitchen facilities for each room or unit. This classification includes boarding houses, dormitories, and private residential clubs.
3. Live/Work Quarters (Loft): An area comprised of one or more rooms or floors in a building originally designed for industrial or commercial occupancy that includes cooking space and sanitary facilities and working space for artists, artisans and similarly situated individuals.
4. Multi-family Residential: Two or more dwelling units on a lot.
5. Residential Care, Limited: Twenty-four-hour non-medical care for six or fewer persons in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those services and facilities licensed by the State of California.

6. Residential Alcohol Recovery, Limited: Twenty-four-hour care for no more than six persons suffering from alcohol problems in need of personal services, supervision, protection or assistance. This classification includes only those services and facilities licensed by the State of California.
7. Single-Family Residential: One dwelling unit on a lot.

B. Commercial

1. Adult Business: Those defined in Division 18. Such uses are subject to the provisions of Division 18.
2. Ambulance Services: Provision of emergency medical care or transportation, including incidental storage and maintenance of vehicles.
3. Animal Sales and Services:
 - a. Animal Hospitals. Establishments where small animals receive medical and surgical treatment. This classification includes only facilities that are entirely enclosed, sound-proofed, and air-conditioned. Grooming and temporary (up to 30 days) boarding of animals is included, if incidental to the hospital use.
 - b. Pet Stores. Retail sales and boarding of small animals, provided such activities take place within an entirely enclosed building. This classification includes grooming if incidental to the retail use, and boarding of animals not offered for sale for a maximum period of 48 hours.
4. Artists' Studios: Work space for artists and artisans, including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft.
5. Banks and Savings and Loan Associations: Financial institutions that provide retail banking services. This classification includes only those institutions engaged in the on-site circulation of cash.
 - a. With Drive up Service. Institutions providing services accessible to persons who remain in their automobiles.
 - b. Small-scale. Limited to facilities occupying less than 2,000 square feet.
6. Building Materials and Services: Retailing, wholesaling, or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental

establishments, and building contractors' yards, but excludes activities classified under Vehicle/Equipment Sales and Services.

7. Business and Home Services: Establishments providing appliance repair, office machine repair, building maintenance (janitorial), landscape maintenance, window cleaning, upholstery, architectural design, engineering, landscape design, interior decorating graphic design, drafting, blueprinting, typesetting, printing, copying, or photographic services. This classification excludes maintenance and repair of vehicles (see Vehicle/Equipment Sales and Services) and accounting, advertising, insurance, investment, law, management consulting, and real estate offices (see Offices, Business and Professional).
- o Small-Scale. Limited to establishments occupying less than 1,500 square feet of space.
8. Catering Services: Preparation and delivery of food and beverages for off-site consumption without provision for on-site pick-up or consumption.
9. Commercial Recreation and Entertainment: Provision of participant or spectator recreation or entertainment. Typical uses include: game center; pool hall; billiard parlor; bowling alleys; ice/roller-skating rinks; miniature-golf courses; tennis/racquetball courts; theaters.
10. Communications Facilities: Broadcasting, recording, and other communication services accomplished through electronic or telephonic mechanisms, but excluding Utilities, Major. This classification includes radio, television, or recording studios; telephone switching centers; and telegraph offices.
- o Small-Scale. Limited to communication facilities occupying less than 2,000 square feet of space.
11. Eating and Drinking Establishment: Businesses serving or selling prepared food or beverages, including wine or beer with meals, for consumption on or off the premises.
- a. With Full Alcoholic Beverage Service. Includes cocktail lounges, bars, and taverns.
- b. With Live Entertainment/Dancing.
- c. With Take-Out Service. Establishments at which 20 percent or more of the transactions are sales for off-site consumption.
- o Drive-Through. Service to persons in vehicles from a building through an outdoor service window.

12. Food Sales. Retail sales of prepared food and food for home preparation. This includes bakeries, candy stores, ice cream stores, and delicatessens, as well as grocery stores and supermarkets.
 - o Small-Scale. Occupying less than 5,000 square feet of space.
13. Laboratories: Establishments providing medical or dental laboratory services; or establishments occupying less than 2,000 square feet that provide photographic, analytical, or testing services. Other laboratories are classified as Research and Development Services.
14. Mortuaries: Provision of services such as preparing the deceased for burial and conducting funerals. This classification excludes cemeteries, crematoriums, and columbariums.
15. Nurseries, Plant: Establishments primarily engaged in the sale of plants in which all merchandise other than plants is kept within an enclosed building or a fully screened enclosure, and fertilizer of any type is stored and sold in package form only.
16. Offices, Business and Professional: Offices of firms or organizations providing professional, executive, management, travel, airline reservation and airline ticketing, auto rentals with no on-site storage of vehicles, or administrative services, such as advertising, computer program design, data processing, real estate, insurance, investment, legal and medical/dental offices. This classification includes medical/dental laboratories incidental to an office use, but excludes Banks and Savings and Loan Associations.
17. Pawn Shops: Establishments in which the business of pawnbrokers is conducted.
18. Personal Improvement Services: Provision of instructional services or facilities, including photography, fine arts, crafts, dance or music studios, driving schools, business and trade schools, reducing salons, and fitness studios.
19. Personal and Convenience Services: Provision of recurrently needed services of a personal nature. This classification includes barber and beauty shops, tailors, shoe repair shops, dry-cleaning agencies (excluding bulk cleaning), photocopying, and self-service laundries.
 - o Small-Scale. Limited to facilities occupying less than 2,000 square feet of space.

20. Research and Development Services. Establishments primarily engaged in industrial or scientific research, including limited product testing. This classification includes electron research firms or pharmaceutical research laboratories, but excludes manufacturing or medical testing and analysis.
21. Retail Sales:
- a. Arts and Crafts. Establishments selling art objects, art supplies, antiques, jewelry, handmade glass, custom photographs, pottery, porcelain, leather goods, and similar products. This classification includes art galleries, antique shops, ceramic studios, craft shops, jewelry design and creation studios, and photo studios.
 - b. Home Furnishings and Hardware. Establishments selling awnings and canvas, home appliances, carpets and floor coverings, hardware, furniture, kitchen utensils, paint, and wallpaper.
 - c. Other Retail Sales. This classification includes department stores, drug stores, dispensing opticians, clothing stores, and fabric stores, and businesses retailing the following goods: toys, hobby materials, books, guns, cameras, photographic supplies, electronic equipment, records, sporting goods, shoes, office supplies, stationery, medical suppliers, bicycles, and new automotive parts and accessories (excluding service and installation).
22. Vehicle/Equipment Sales and Services:
- a. Automobile Rentals. Rental of automobiles, including storage and incidental maintenance, but excluding maintenance requiring pneumatic lifts.
 - b. Automobile Washing. Washing, waxing, or cleaning of automobiles or similar light vehicles.
 - c. Commercial parking Facility. Lots offering short-term or long-term parking to the public for a fee.
 - d. Service Stations. Establishments engaged in the retail sale of gas, diesel fuel, lubricants, parts, and accessories. This classification includes incidental maintenance and repair of automobiles and light trucks, but excludes body and fender work or repair of heavy trucks or vehicles.
 - e. Vehicle/Equipment Sales and Rentals. Repair of automobiles, trucks, motorcycles, trucks, mobile homes, recreational vehicles, small-scale construction equipment, and similar equipment, including storage and incidental maintenance.

- f. Vehicle/Equipment Repair, Limited. Repair of automobiles, trucks, motorcycles, mobile homes, or recreational vehicles, including the sale, installation, and servicing of related equipment and parts. This classification includes auto repair shops, wheel and brake shops, and tire sales and installation, but excludes vehicle dismantling or salvage, tire retreading or recapping, and body and fender shops.

23. Visitor Accommodations:

- a. Hotels and Motels. Establishments offering lodging with or without meals and having kitchens in no more than 60 percent of the guest units. This classification includes eating, drinking and banquet service and residential hotels with single-room occupancy (SRO) units.
- b. Bed and Breakfast Inns. Establishments offering lodging on a less than weekly basis in a converted single-family or multi-family dwelling, with incidental eating and drinking service for lodgers only provided from a single kitchen.

C. Industrial

- 1. Industry, General: Manufacturing of products, primarily from extracted or raw materials, or bulk storage and handling of such products and materials. This classification includes food processing and packaging, laundry and dry cleaning plants, auto dismantling within an enclosed building, and stonework and concrete products manufacture but excludes industrial activities including acid manufacture, concrete readymix plants, explosives manufacture or storage, fertilizer manufacture, glue manufacture, petroleum refining, smelting, stockyards, and activities involving hazardous materials/wastes.
- 2. Industry, Limited: Manufacturing of finished parts or products, primarily from previously prepared materials; and provision of industrial services; both within an enclosed building. This classification includes processing, fabrication, assembly, treatment, and packaging, but excludes basic industrial processing from raw materials, food processing, and Vehicle/Equipment Sales and Services.
 - o Small-Scale. Limited to a maximum gross floor area of 5,000 square feet, employing a maximum of five persons, and using a maximum of two commercial vehicles.
- 3. Trucking Terminals: Storage and distribution facilities having more than 6 heavy trucks of two tons or greater on the premises at one time, but excluding trucking accessory to a Limited or General Industry classification.

4. Wholesaling, Distribution and Storage: Establishments primarily engaged in wholesaling, storage, and bulk sales distribution, including open-air handling of materials and equipment, but excluding storage of inflammable or hazardous materials. Typical uses include wholesale distributors, wholesale showrooms, storage warehouses, or moving and storage firms.

- o Limited. Wholesaling, storage and warehousing services within enclosed structures, excluding storage of inflammable or hazardous materials. Typical uses include wholesale distributors, wholesale showrooms, storage warehouses, or moving and storage firms.

D. Public and Semi-public

1. Clubs and Lodges: Meeting, recreational, or social facilities of a private or nonprofit organization primarily for use by members or guests.
2. Colleges and Universities: Public or private educational institutions that offer a course of study leading to a recognized degree.
3. Community and Human Service Facilities:
 - a. Day Care, Adult. Provision of non-medical care for seven or more adults on a less than 24-hour basis.
 - b. Drug Abuse Centers. Facilities offering drop-in services for persons suffering from drug abuse, including treatment and counseling with no provision for on-site residence or confinement.
 - c. Primary Health Care. Medical services, including clinics, counseling and referral services, to persons afflicted with bodily or mental disease or injury without provision for on-site residence or confinement.
 - d. Emergency Kitchens. Establishments offering food for the "homeless" and others in need.
 - e. Emergency Shelters. Establishments offering food and shelter programs for "homeless" people and others in need. This classification does not include facilities licenses for residential care, as defined by the State of California, which provide supervision of daily activities.
 - f. Neighborhood Recovery Centers. Drop-in facilities for persons suffering from alcohol problems, with no provisions for on-site residence or confinement.

- g. Residential Alcohol Recovery, General. Facilities providing 24-hour care for more than six persons suffering from alcohol problems, who are in need of personal services, supervision, protection or assistance. These facilities may include an inebriate reception center as well as facilities for treatment, training, research, and administrative services for program participants and employees. This classification includes only those facilities licensed by the State of California.
 - h. Residential Care, General. Twenty-four-hour non-medical care for seven or more persons, including wards of the juvenile court, in need of personal services, supervision, protection, or assistance essential for sustaining the activities of daily living. This classification includes only those facilities licensed by the State of California.
- 4. Cultural Institution: Nonprofit institutions displaying or preserving objects of interest or one or more of the arts or sciences. This classification includes libraries, museums, and nonprofit art galleries.
 - 5. Government Offices: Administrative, clerical, or public contact offices of a government agency, including postal facilities, together with incidental storage and maintenance of vehicles.
 - 6. Hospitals: Facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons, primarily on an inpatient basis. This classification includes incidental facilities for outpatient treatment, and 24-hour emergency clinics, as well as training, research, and administrative services for patients and employees.
 - 7. Maintenance and Service Facilities: Facilities providing maintenance and repair services for vehicles and equipment, and materials storage yards. This classification includes construction yards, equipment service centers, bus and trolley yards, and similar facilities.
 - 8. Park and Recreation Facilities: Noncommercial parks, playgrounds, recreation facilities and open spaces.
 - 9. Religious Assembly: Facilities for religious worship and incidental religious education.
 - 10. Schools, Public or Private: Public or private elementary or secondary schools, or private schools that offer a curriculum comparable to that of the public schools of the State of California, excluding colleges and universities.

11. Transportation Facilities: Facilities for loading, unloading, and transferring passengers, baggage, and incidental freight between modes of transportation. This classification includes bus terminals, and rail transit and trolley stations.

o Limited. Bus transit stops and trolley stations.

12. Utilities:

a. Major. Electrical substations, refuse collection facilities, and similar facilities of public agencies or public utilities, excluding hazardous wastes from refuse collection facilities.

b. Limited. Utility facilities that are necessary to support legally established uses and involve only minor structures related to electrical distribution lines and transmission lines.

2. Accessory Use Classifications

1. Accessory Parking, Separate: Required automobile parking on a site separate from the use it serves.

2. Accessory Uses and Structures: Uses and structures that are incidental and subordinate to the principal permitted or conditionally permitted use or structure on a site and are customarily found on the same site, including temporary uses such as real estate sales offices.

SEC. 103.1605

LAND USE REGULATIONS BY SUBDISTRICTS

A. Subdistricts Defined (See Illustration A)

1. CBX Central Business Subdistrict: This subdistrict is intended to accommodate establishments offering a full range of consumer and personal goods, and business and professional services as well as public and semi-public uses adjacent to the core area and the northern portion of the Gaslamp Quarter Planned District along Sixth Avenue and Broadway. In addition, residential uses are permitted above the ground floor.

2. CSX Commercial Services Subdistrict: This subdistrict is intended to accommodate important downtown supporting functions including wholesaling, printing, building services, certain commercial and home services, light-industrial use, utilities, and parking. In

addition, residential uses, live/work quarters, and establishments providing lodgings for visitors and community and human services are permitted. General industry is allowed as a conditional use only if all activities are conducted within enclosed buildings and/or have adequate screening and off-street parking and loading standards are met.

3. RCX Residential-Commercial Combined Subdistrict: This subdistrict provides for a mix of medium-high density housing with supporting commercial uses and public and semi-public uses. It is intended to provide a transition between the Central Business Subdistrict and the Commercial Services Subdistrict. Only certain auto-oriented uses including limited repair, auto rentals and parking are permitted. Commercial uses are to be located at street level. Commercial uses above the street level are subject to a conditional use permit.

Exceptions for Historic and Architecturally Significant Structures

The Planning Director may grant a special use permit for an exception to the land-use regulations in SEC. 103.1605, when such exception is necessary to permit the preservation or restoration of a historic or architecturally significant building, structure or site. This provision shall not apply where building code or fire code requirements are involved.

The Planning Director shall refer all applications or an exception under this section to the Historical Site Board for a report and recommendations. In making a decision, the Planning Director shall make a written finding that shall specify facts relied upon in rendering his decision. A copy of this written finding, together with all evidence presented to the Planning Director, shall be filed with the Planning Director's decision in the office of the City Clerk, the Department of Building Inspection, and the Planning Department. The written finding and decision shall be mailed to the applicant and shall be subject to appeal as provided in SEC. 103.1602.

**LAND USE REGULATIONS
FOR SUBDISTRICTS OF THE
CENTRE CITY EAST PLANNED DISTRICT**

Legend: P - Permitted
L - Subject to limitation
(Numbers in parentheses refer
to Additional Regulations as
described under Footnotes.
CU - Use Permit Required
- - Not Permitted

Use Classifications	CBX	CSX	RCX
Residential			
Day Care Center	P	P	P
Group Residential	L (1)	CU	P
Live/Work Quarters (Loft)	-	CU	CU
Multifamily Residential	L (1)	P	P
Residential Care, Limited	-	-	P
Residential Alcohol Recovery, Ltd	-	-	P
Single-Family Residential	-	P	P
Commercial			
Adult Businesses	L (2)	L (2)	-
Ambulance Services	P	P	-
Animal Sales and Services			
Animal Hospitals	CU	CU	-
Pet Stores	P	P	L (3)
Artist' Studios	P	P	P
Banks, Savings & Loans	P	P	L (4)
With Drive-Up Services	P	CU	-
Building Materials and Services	-	P	-
Business and Home Services	P	P	L (3)
Catering Services	P	P	L (3)
Commercial Recreation and Entertainment	P	P	L (3)
Communications Facilities	P	P	L (3)
Eating and Drinking Establishments with Full Alcoholic Beverage Service	P	P	L (3)
with Live Entertainment	L (9)	P	CU
with Take-out Service	L (9)	CU	-
Drive-Through	P	P	CU
Food Sales	CU	CU	-
Laboratories	P	P	L (4)
Mortuaries	-	CU	-
Nurseries, Plant	P	P	-
Offices, Business and Professional	-	P	-
Pawn Shops	P	L (5)	L (5)
Personal Improvement Services	P	P	-
Personal and Convenience Services	P	P	L (3)
Research and Development Services	P	P	L (3)
Retail Sales	CU	CU	-
Arts and Crafts	CU	CU	-

Use Classifications	CBX	CSX	RCX
Commercial			
Home Furnishings and Hardware	P	P	-
Other Retail Sales	P	P	L (3)
Vehicle/Equipment Sales And Services			
Automobile Rentals	L (8)	L (8)	L (3,8)
Automobile Washing	-	CU	-
Commercial Parking Facility	CU	CU	CU
Service Stations	CU	CU	-
Vehicle/Equipment Sales and Rentals	P	P	P
Vehicle /Equipment Repair	-	P	CU
Visitor Accommodations			
Hotels and Motels	P	P	CU
SRO Hotels	P	P	P
Bed and Breakfast Inns	P	P	P
Industrial			
Industry, General	-	CU	-
Industry, Limited	-	L (9)	L (4)
Trucking Terminals	-	CU	-
Wholesale, Distribution and Storage	-	L (4)	CU
Public and Semi-public			
Clubs and Lodges	CU	CU	CU
Colleges and Universities	CU	CU	CU
Community and Human			
Service Facilities	CU	CU	CU
Day Care, Adult	CU	CU	CU
Drug Abuse Center	CU	CU	CU
Emergency Kitchen	CU	CU	CU
Emergency Shelter	CU	CU	CU
Neighborhood Recovery Center	CU	CU	CU
Primary Health Care	CU	CU	CU
Residential Alcohol			
Recovery, General	CU	CU	CU
Residential Care, General	CU	CU	CU
Cultural Institution	CU	CU	CU
Government Offices	CU	CU	CU
Hospitals, Clinics	CU	CU	CU
Maintenance and Service Facilities	CU	CU	CU
Parks and Recreation Facilities	CU	CU	CU
Religious Assembly	CU	CU	CU
Schools, Public or Private	CU	CU	CU
Transportation Facilities	CU	CU	CU
Utilities, Limited	P	P	P
Utilities, Major	CU	CU	CU
Accessory			
Accessory Parking, Separate	CU	CU	CU
Accessory Uses and Structures	P	P	P

FOOTNOTES

ADDITIONAL REGULATIONS PERTAINING TO LAND USE SUBDISTRICTS

1. Not permitted on ground floor.
2. Subject to Division 18, Section 101.1800 et seq, Regulations of Adult Entertainment Establishments.
3. Permitted on ground floor or as a conditional use above the ground floor.
4. Only "limited" or "small-scale- uses allowed as defined by Use Classifications, Section 103.1604 of this Division.
5. Permitted as a secondary use and cannot occupy more than 50 percent of the gross floor area of any new construction. The 50 percent limitation does not apply to the rehabilitation of existing buildings.
6. Permitted only within 300 feet of a rail transit station platform or along Commercial Street and Imperial Avenue.
7. Not permitted within 300 feet of a rail transit station platform.
8. On-site storage for a minimum of five rental cars.
9. Conditional use permit required for establishments occupying more than 2,500 square feet of building area.

SEC. 103.1606

PROPERTY DEVELOPMENT REGULATIONS

No building or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot be used unless the lot or premises and building or portion thereof shall comply with the following regulations:

A. Minimum Lot Requirements: None

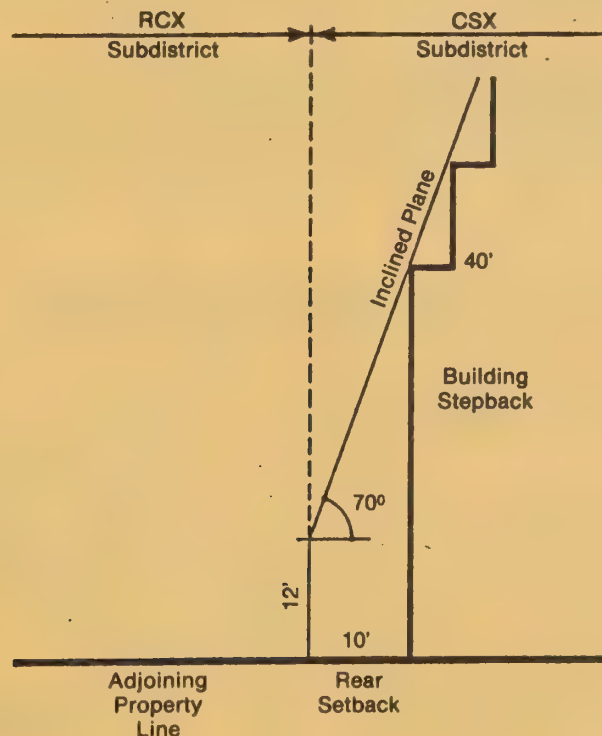
B. Minimum Building Setbacks

The following minimum building setbacks shall be provided:

1. Side Interior: None required.
2. Front: None required.

3. Rear:

- a. CSX subdistrict. None, except that a 10-foot rear setback shall be provided adjacent to an RCX subdistrict, and structures in the CSX subdistrict shall not intercept a 70-degree daylight plane included inward from a height of 12 feet above existing grade at the subdistrict property line.
- b. Exceptions. A one-story parking garage or a one-story accessory building which is not used for living or sleeping purposes may be located in a required rear setback area.



4. Permitted Projections over Streets and into Required Setbacks: Projections over streets may be permitted as provided by SEC. 91.02.4508. Maximum projections in rear setbacks shall be as follows:

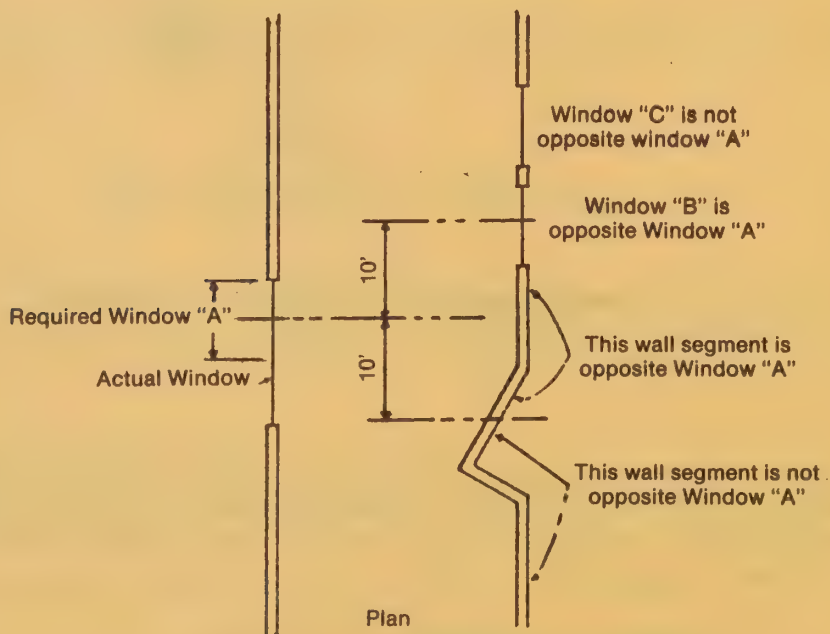
- a. Fireplaces or chimneys. 18 inches.
- b. Uncovered porches, terraces, platforms, subterranean garages and patios not more than 3 feet in height. Projections may extend to a property line.
- c. Cornices, eaves, and ornamental features. 2 feet.

- d. Balconies, stairs, canopies, awnings, and covered porches. 4 feet into a rear setback area, not exceeding 40 percent of the length of the adjoining property line.

5. Courts Required for Dwelling Units or Guest Rooms:

- a. Courts opposite Walls on Same Site. The minimum depth of a court opposite a window of a living room shall equal one-half the height of the opposite wall, but shall not be less than 18 feet. The minimum depth of a court opposite a window of any other habitable room shall be 12 feet if there is a window of any habitable room in the opposite wall. All other depth dimensions shall be governed by the Uniform Building Code. (Depth is measured perpendicular to subject window).
- b. Courts Opposite Interior Property Line. Where no side yard is provided adjoining an interior property line of an adjacent lot, the minimum required width of a court for a window of a habitable room facing the property line shall be 10 feet.

COURTS OPPOSITE WINDOWS



- c. Dimensions of Courts. Required courts shall have a width which when measured horizontally shall extend no less than 10 feet in both directions from the vertical centerline of a window. A required court shall be open to the sky above the sill of a window requiring the court, provided that eaves may

project up to 2 feet from a wall adjoining a court 14 feet or wider. (Width is measured parallel to subject window).

- d. Exceptions to Required Dimensions. On each lot with a single-room occupancy (SRO) residential hotel, a building designed for group residential use, or a building or portion thereof converted for live/work quarters, the dimensional requirements for courts prescribed by the Uniform Building Code shall apply in lieu of the requirements of this section.

C. Maximum Height

1. Building height shall be measured under the provisions of SEC. 101.0101.62.
2. The maximum building height shall be 90 feet north of Island Avenue and 50 feet south of Island Avenue, except that additional height may be authorized under a special permit granted by the Planning Commission, subject to appeal to the City Council in accordance with SEC. 101.0240.
3. An application for a special permit for additional height shall be submitted as part of the application for a Planned District Permit under the provisions of SEC. 103.1602 and shall include:
 - a. Photomontages showing the relationship between the proposed building and existing buildings.
 - b. A diagram illustrating shadows cast by the proposed building and by a building conforming to the base height limits of paragraph "1" above, on adjacent structures, sidewalk, plazas and other open areas between 9 a.m. and 3 p.m. Pacific Standard Time on December 21.
4. A special permit for additional height may be approved provided that:
 - a. The additional height will not add significant shadows on public sidewalks, plazas and parks;
 - b. The structure provides an appropriate transition to adjacent higher or lower buildings;
 - c. The structure does not visually intrude into the Gaslamp Quarter because of excessive height or bulk.
 - d. The additional height of the structure is set back an appropriate distance from the street frontage to maintain continuity of the predominant streetwall on the block and to preserve view corridors, as required by SEC. 103.1606(I)(4).
 - e. All above grade parking is architecturally enclosed.

5. Exceptions to Height Limit: Towers, spires, chimneys, transmission towers, fire towers, flagpoles, utility penthouses, enclosures for necessary mechanical equipment, and similar structures covering not more than 10 percent of the ground area covered by the structure to which they are accessory may exceed the permitted maximum height by 12 feet, and a special use permit may be issued by the Planning Director for features listed exceeding the maximum permitted height by more than 12 feet.

D. Land Use Intensity and Maximum Residential Density
(See Illustration B)

The maximum nonresidential FAR and the maximum FAR shall be as follows:

1. CBX Subdistrict: Maximum nonresidential FAR: 6; Maximum FAR 8.
2. RCX Subdistrict: Maximum nonresidential FAR: 3; Maximum FAR: 6.
3. CSX Subdistrict: Maximum nonresidential FAR: 3; Maximum FAR: 4.
4. Transfer of Unused FAR:
 1. Transfer of FAR between adjacent lots under the same ownership shall be permitted, and transfer of FAR between lots under separate ownership in the same Planned Block Development and in the same subdistrict shall be permitted, subject to conditions of approval of the Planned Block Development as defined in SEC. 103.1608 (B).
 2. The Planning Director may issue a special use permit allowing transfer of FAR from a historical site designated by the Historical Site Board under the provisions of Chapter II, Article 6, SEC. 26.02 of the San Diego Municipal Code, to a second site within the boundaries of this Planned District. An instrument satisfactory to the City Attorney shall be recorded in the office of the County Recorder prior to the issuance of a building permit limiting the floor area on the historical site to the amount of floor area not transferred and ensuring permanent maintenance of the exterior appearance of any historic building or structure on the historical site as seen from public streets.

E. Signs

All signs shall be subject to the applicable limitations set forth in Chapter X, Division 11 (Citywide Sign Regulations) of the Municipal Code, commencing with SEC. 101.1100, the requirements of Chapter IX, commencing with SEC. 95.0100 (signs, Administration and Enforcement), and the following provisions:

1. No roof or freeway signs shall be permitted.

2. The top of a wall sign shall not be more than 20 feet above grade in the RCX Subdistrict, 50 feet above grade in the CSX Subdistrict, and 65 feet above grade in the CBX subdistrict.
3. A high-rise building identification wall sign shall be permitted under the following provisions.
 - a. No portion of a sign shall be located more than 65 feet above the elevation of the sidewalk at the street property line closest to the sign.
 - b. Logos may be used on the upper portion of the building provided that they are no more than 50 square feet and are designed to be an integral element in the exterior treatment of the building and do not occur on any two adjacent facades.

F. Open Space Required

The private outdoor living space for all dwelling units combined shall average 36 square feet, and the total open space on a site having three or more dwelling units, including private outdoor open space and common outdoor open space, shall be at least 15 percent of the gross floor area of the dwelling units.

- o Exceptions: No private outdoor open space is required for single-room occupancy (SRO) units in residential hotels or for live/work quarters.

G. Screening and Landscaping

1. Screening:
 - a. A nonresidential use shall be screened from an adjoining ground-floor residential use or an adjoining RCX Subdistrict by walls or fences not less than six feet in height unless the Planning Director finds that such walls are unnecessary or inappropriate at the specific location.
 - b. All refuse storage and mechanical equipment shall be screened by buildings, walls, fences, or a combination thereof, not less than six feet in height.
 - c. All parking areas (excluding ingress and egress) shall be screened from public rights-of-way and adjoining properties by fences, walls, buildings, planting, or a combination thereof not less than four feet in height unless greater height is required adjacent to a residential use or RCX Subdistrict.

- d. All manufacturing, processing, handling, and repair operations and storage shall be conducted (1) within a completely enclosed building, or (2) within an area screened by a wall or fence not less than six feet in height.
- e. The location, design, and materials of required walls and fences shall be subject to approval of the Planning Director. Any decision of the Planning Director may be appealed in accordance with the procedures of Chapter X, Article 1, Division 5 of this Code. Such walls or fences shall be constructed and maintained in accordance with the provisions of Chapter X, Article 1, Division 6 of this Code.

2. Landscaping:

The City-wide Landscape Ordinance commercial standards shall apply.

h. Outdoor Facilities

- 1. Where Permitted: Outdoor storage and display of merchandise, materials, or equipment shall be subject to approval of a conditional use permit in the CSX Subdistrict. Sidewalk cafes and pushcarts may be permitted in the CBX, CSX, and RCX subdistricts, subject to the provisions of SEC. 101.0550, and SEC. 101.0560. A conditional use permit for outdoor storage or display, may require yards, screening, or planting areas necessary to prevent adverse impacts on surrounding properties. If such impacts cannot be prevented, the conditional use permit applications shall be denied.
- 2. Exceptions: Notwithstanding the provisions of subsection (1) above, outdoor storage and display shall be permitted in conjunction with the following use classifications in subdistricts where they are permitted or conditionally permitted:
 - a. Nurseries, provided outdoor storage and display are limited to plants only;
 - b. Vehicle/Equipment Sales and Rentals, provided outdoor storage and display are limited to vehicles offered for sale only.
- 3. Screening: In districts where outdoor storage and display is permitted by-right, and except for the use classifications cited by subsection (2) above, outdoor storage and outdoor display areas shall be screened from view from streets by a six-foot solid fence or wall. The height of merchandise materials, and equipment stored or displayed shall not exceed the height of the screening fence or wall.

I. Supplemental Property Development Regulations Supplemental property development regulations for the CBX, CSX, and RCX subdistricts include the following requirements:

1. Views into Buildings: In the CBX Subdistrict 40 percent of the street level of that portion of the building located closest to the street property line shall consist of openings of clear or lightly tinted glass of a light transmittance no less than 40 percent used for windows, doors and display windows providing views of merchandise displays, building interiors, or courtyards. Along Broadway, Martin Luther King Jr. Way, "C" Street, Sixth and Twelfth Avenue the requirement for openings shall be 70 percent of the street level building wall.
 - o Exceptions. The Planning Director may grant an exception to this requirement for architecturally and historically significant buildings, subject to the referral and findings requirements of SEC. 103.1605 (B), and for residential buildings.
2. Blank Facades: In the CBX Subdistrict and along Broadway, Martin Luther King Jr. Way, "C" Street, Sixth Avenue and Twelfth Avenue, blank facades at the ground floor shall be limited to segments of 15 feet in width except for garage doors which shall be limited to the width of the garage door plus five feet.
3. Streetwalls: In the CBX Subdistrict and along Broadway, Martin Luther King Jr. Way, "C" Street, Sixth Avenue, and Twelfth Avenue, a building wall of at least 25 feet in height shall be located within five feet of the property line, along not less than sixty five percent of both the front and side street property line. The setback may be increased an additional ten feet to accommodate outdoor uses and fixed seating.
4. View Corridors: A minimum 15-foot upperlevel stepback shall be required for buildings fronting on Martin Luther King Jr. Way, Imperial Avenue, and Sixth Avenue south of Broadway. The maximum elevation above the sidewalk at which the stepback must occur is 50 feet. On Broadway the maximum elevation is 90 feet with a stepback of 25 feet and on "C" Street the maximum elevation is 65 feet with a stepback of 15 feet. Encroachments into the required stepback area will be considered if no more than 40 percent of the area is encroached upon.
5. Location of Parking: No on-site (off-street) parking shall be provided between a building and a street north of Island Avenue.
6. Vehicular Access:
 - a. The maximum two-lane driveway width shall be 27 feet except in the CSX Subdistrict where up to 36 feet shall be

permitted. In the CBX and the RCX Subdistricts, the maximum linear feet of curb cut for vehicular access shall be calculated at a ratio of 1.2 linear feet per 500 square feet of site area.

- b. No curb cuts for vehicular access are permitted on the streets as designated on Maps I and II. Exceptions will be considered for curb cuts on streets designated on Map II if they are to service residential development or if the parcel size is at least 15,000 square feet and is bound on all sides by designated streets.
 - c. All vehicular access must be provided perpendicular to the public right-of-way.
 - d. In the CBX Subdistrict, curb cuts for vehicular access shall be granted for only parcels of 15,000 square feet or greater in area.
7. Above-grade parking facilities in the CBX or RCX Subdistricts having a ratio greater than one space per 2,000 square feet of gross building area exclusive of parking, shall be enclosed. Temporary parking is exempt from this requirement.
8. When unenclosed above grade parking is permitted, the perimeter of each parking garage floor above street level shall have an opaque screen at least 3-1/2 feet high measured from the finished floor and provide an architectural treatment, such as a finished soffit, to shield any unfinished structural elements, lights or mechanical appurtenances from a viewing position, at grade, from the opposite side of the street. In addition to screening, the garage floors adjacent to the public right-of-way shall be horizontal, rather than slanted.

J. Performance Standards

The following performance standards shall apply to all use classifications in all subdistricts.

- 1. Vibration: No use, activity, or process shall produce vibrations that are perceptible without instruments by the average person at the property lines of a site.
- 2. Odors: No use, process, or activity shall produce noxious odors that are perceptible without instruments by the average person at the property lines of a site.
- 3. Outdoor Lighting. Security lighting in any subdistrict may be indirect or diffused, or shall be shielded or directed away from the RCX subdistrict within 100 feet and shall not result in an illumination level greater than 0.5 foot candles within the RCX Subdistrict, except on the site of the light source.

SEC. 103.1607

OFF-STREET PARKING AND LOADING SPACES REQUIRED

- A. Off-street parking and loading spaces shall be provided to maintain efficient use of street right-of-way space in accordance with Schedule A and Schedule B, subject to the reductions permitted in Division 8 for shared parking, by conditional use permits, planned commercial developments, and participation in a parking assessment district.

References in Schedule A to spaces per square foot are to be computed on the basis of gross floor area unless otherwise specified, and shall include allocations of shared rest room and circulation area. Requirements for two or more uses on the same site shall be the sum of the requirements for each use computed separately.

Where the use is undetermined, the Planning Director shall determine the probable use and the City Engineer shall recommend to the Planning Director number of parking and loading spaces required.

All off-street parking shall be in conformance with standards adopted by the Planning Commission in a document entitled, "Locational Criteria, Developmental Standards, and Operational Standards -- Off-Street Parking Lots."

**SCHEDULE A OFF-STREET PARKING SPACES REQUIRED (Per Gross Floor Area
Unless Otherwise Specified)**

Use Classification

Off-Street Parking Spaces

Residential

Group Residential

As specified by conditional use permit.

Multi-family Residential

- Condominium
cooperative
ownership

1 space per unit 500 square feet or
larger, 0.8 per unit less than 500
square feet plus 1 guest space per
10 units.

- Rental

1 per 2 units.

Senior Citizens' Housing

Subject to conditional use permit
making findings required in
SEC. 103.1608 (B); 0.6 spaces per unit;
plus 1 guest space per 10 units.

Commercial

Adult Businesses

None in CBX subdistrict; 1 per 1,000
sq. ft. in CSX subdistrict.

Ambulance Services

1 per 800 sq. ft. plus 1

Animal Sales & Services

Animal Hospitals

1 per 800 sq. ft.

Pet Stores

None in CBX subdistrict; 1 per
600 sq. ft. in other subdistricts.

Banks and Savings & Loans

1 per 1,000 sq. ft.

Drive-Up Service

Queue space for 5 cars per teller

Building Materials and Services

1 per 1,500 sq. ft. of lot area.

Business and Home Services

1 per 1,000 sq. ft.

**Commercial Recreation
and Entertainment**

1 per 1,000 sq. ft.

Communications Facilities

1 per 1,200 sq. ft.

Use Classification

Off-Street Parking Spaces

Commercial

Eating and Drinking
Establishments

None.

With Live Entertainment

None in CBX subdistrict; 1 per
150 sq. ft. seating area in CSX
subdistrict.

With Take-Out Service

None in CBX and RCX subdistrict;
queue space for 5 cars for drive-up
service in CSX subdistrict.

Food Sales

1 per 1,000 sq. ft.

Laboratories

1 per 1,500 sq. ft.

Mortuaries

1 per 150 sq. ft. seating area.

Nurseries

1 per 800 sq. ft. sales area.

Offices, Businesses
and Professional

1 per 1,000 sq. ft.

Pawn Shops

None in CBX and RCX subdistricts;
1 per 1,000 sq. ft. in other
subdistricts.

Personal Improvement Services

None in CBX and RCX subdistricts;
1 per 1,000 sq. ft. in other
subdistricts.

Personal Services

None in CBX and RCX subdistricts;
1 per 1,000 sq. ft. in other
subdistricts.

Research and Development Services

1 per 1,500 sq. ft.

Retail Sales

None in CBX and RCX subdistricts;
1 per 1,000 sq. ft. in other sub-
districts.

Use Classification

Off-Street Parking Spaces

Commercial

Vehicle/Equipment Sales and Services:

Automobile Rentals	1 per 5000 sq. ft.
Automobile Washing	1 per 1,500 sq. ft. plus queue space for 5 cars per washing station.
Service Stations	1 per 1,500 sq. ft. lot area.
Vehicle/Equipment Repair, and Equipment Sales and Rentals	1 per 1,500 sq. ft.

Visitor Accommodations:

Bed and Breakfast Inns	None in CBX AND RCX districts; 1 per guest room plus 2 in other subdistricts.
Hotels and Motels	None in CBX subdistrict; 0.5 per room plus 1 per 100 sq. ft. banquet seating area in other subdistricts.
SRO Hotels	None.

Industrial

Industry	1 per 2,000 sq. ft.
Trucking Terminals	1 per 1,5000 sq. ft. lot area.
Wholesaling, Distribution, and Storage	1 per 2,000 sq. ft.

Public and Semi-public

Clubs and Lodges	1 per 100 sq. ft. of main assembly room.
Colleges and Universities	1 per 1,000 sq. ft.
Community and Human Service Facilities	1 per 1,000 sq. ft. or as specified by conditional use permit.
Cultural Facilities	1 per 2,000 sq. ft. gross floor area.

Use Classification

Off-Street Parking Spaces

Public and Semi-public

Government Offices

1 per 1,000 sq. ft. gross floor area.

Hospitals, Clinics

1 per 750 sq. ft.

Maintenance and Service Facilities

1 per 1,000 sq. ft., plus 1 per commercial vehicle.

Park and Recreation Facilities

As specified by conditional use permit.

Religious Assembly

1 per 75 sq. ft. seating area.

Schools

As specified by conditional use permit.

Transportation Terminals

As specified by conditional use permit.

Utilities, Major

As specified by conditional use permit.

SCHEDULE B OFF-STREET FREIGHT LOADING SPACES REQUIRED

Use Classification	Gross Floor area of Structure or Use (sq. ft.)	Spaces Required
Offices; Banks and, Savings and Loans	0-50,000	0
	Over 50,000	0.1 space per 10,000 sq. ft. of gross floor area.
Retail Sales; Eating & Drinking Establishments	0-10,000	0
	10,001-30,000	1
	30,000-50,000	2
	Over 50,000	1 space per 25,000 sq. ft. of gross floor area.
Wholesaling, Distribution and Storage; Industry	0-10,000	0
	10,001-50,000	1
	Over 50,000	0.21 spaces per 10,000 sq. ft. of gross floor area
Hotels; Multi-family Residential and all other uses not included above	0-100,000	0
	100,001 - 200,000	1
	200,001 - 500,000	2
	More than 500,000	3
		Plus 1 space for each additional 400,000 sq. ft.

1. Exceptions:

- a. No off-street parking or loading shall be required for any nonresidential use occupying space in an existing building or structure that is renovated, converted or adapted for new use.
- b. No offstreet parking or loading shall be required where access to the lot cannot be provided other than by means of a driveway opposite a light-rail transit station platform.

B. Reduced Parking in Senior Citizens' Housing Developments

A conditional use permit may be approved by the Planning Commission reducing the number of spaces to less than the number specified in Schedule A, provided that supporting findings are made for each of the following:

1. The extent of parking problems in the neighborhood;
2. The probability that the prospective residents will have less than two vehicles per dwelling units;
3. The age and socioeconomic characteristics of prospective tenants;
4. The ability to alleviate and correct unexpected parking problems resulting from the proposed development in the future; and
5. The proximity of public transportation or the availability of a separate transportation system for the residents of the development.

A conditional use permit approving reduced parking shall provide that all parking requirements of this Division will be met in the event of change in the use of the property.

C. Reduced Parking for Other Uses

A Conditional Use Permit may be approved by the Planning Commission reducing the number of spaces to less than the number specified in Schedule A, provided that the following affirmative findings are made that:

1. The parking demand will be less than the requirements shown in the Schedule A, and
2. The probable long-term occupancy of the building or structure, based on its design, will not generate additional parking demand.

In reaching a decision, the Planning Commission shall consider survey data submitted by an applicant or collected at the applicant's request and expense.

D. Off-Site Parking Facilities

Required off-street parking may be located in whole or in part off the premises, subject to the following requirements:

1. Distance from use Served: Except where provided by a parking assessment district, required parking spaces shall be within the following distances measured from the nearest parking space to the entrance of the use via the shortest pedestrian route.
 - a. Customer, Visitor or Residential Spaces. 200 feet
 - b. Employee Spaces. 400 feet
2. Long-Term Availability: Except where provided by a parking assessment district which is subject to the provisions of Division 8 of the Municipal Code, required parking on a site separate from the use served shall meet one of the following conditions:
 - a. Same Ownership: An instrument satisfactory to the City Attorney shall be recorded in the office of the County Recorder prior to the issuance of a building permit requiring maintenance of the required number of spaces on the site as long as such use that it serves exists.
 - b. Leasehold. The minimum lease term shall be five years. An instrument satisfactory to the City Attorney shall be recorded in the office of the County Recorder prior to the issuance of a building permit requiring cessation of a use served if access to the leased parking is terminated without substitution of parking meeting the requirements of this section.

E. Bicycle Parking

1. Substitution for Automobile Spaces: Bicycle parking facilities may be substituted for required automobile parking spaces prescribed by Schedule A at a ratio of eight bicycle parking spaces for one required vehicle parking space, up to a maximum of 5 percent of the vehicle spaces required.
2. Facility Design Standards: Bicycle parking facilities proposed for substitution for automobile spaces shall include provision for locking of bicycles, either in lockers or in secure racks.

A. Transit Station Areas

The following regulations shall apply to Transit Station Areas designated on the Centre City East Planned District Zone Map:

1. New, open lot (surface) parking, including accessory parking, is prohibited within 100 feet of a light-rail transit station platform.
2. Motor vehicle access to any parking lots or parking structures is prohibited within 100 feet of a light-rail transit station platform.
 - a. Exceptions. Access to existing facilities, established before the effective date of this ordinance, may be maintained as a nonconforming use.
3. The minimum parking requirement for residential uses within 300 feet of a light-rail transit station platform shall be 75 percent of the number of spaces required under SEC. 103.1409.

B. Planned Block Developments

1. Purpose: The Planned Block Development (PBD) District is intended to permit flexibility in land use regulations and site development standards under control of the Planning Commission and City Council where flexibility or coordinated planning for a large site or a site under multiple ownership will enhance the potential for superior urban design.
2. Area Requirements: Each PBD District shall include a minimum contiguous area of 30,000 square feet.
3. Status of Planned Block Development (PBD) Approved Plan: Adoption of a PBD District shall be by amendment to the Planned District Map, but the ordinance amendment shall not alter the use regulations or development standards of the Centre City East Planned District. A Planned Block Permit approving a Planned Block Development Plan shall be adopted by the City Council at the same time as the ordinance amendment.

All development shall be in accordance with the Planned Block Permit, which may be amended as provided in the conditions of approval. The Planning Commission shall recommend, and the City Council shall approve, amendments to the Planned Block permit to allow development in accordance with the Centre City East Planned District regulations rather than as specified by the Block

Development Plan if each finds that the Development Plan as approved is unlikely to be implemented for the site in question.

4. Allowable Modifications to Use Regulations and Development Standards: After a duly noticed public hearing, the following changes in use regulations and development standards may be approved as part of a Planned Block Development Plan:
 - a. Allowable FAR may be transferred between lots within the same subdistrict in a Development Plan, provided that an instrument satisfactory to the City Attorney shall be recorded limiting FAR on parcels from which FAR is transferred.
 - b. Regulations for specific use classifications may be modified by the Development Plan text.
 - c. Site development standards, not including maximum FAR and parking spaces required, may be modified by the Block Development Plan text or map.
5. Application for Designation:
 - a. A proposed amendment to create a PBD District may be initiated by the Planning Commission, the City Council, or by 100 percent of the owners of the land area within the boundaries of the proposed Planned Block Development Plan, as prescribed by Division 2 of Chapter X of the City of San Diego Municipal Code.
 - b. An application initiated by property owners shall include:
 - (1). A map indicating the proposed boundaries for the PBD District; the boundaries of the individual properties of participating owners; and a description of proposed development.
 - (2). A Development Plan consisting of a map and written material as may be necessary to delineate land uses and locations, existing and projected building types and schematic designs, height and FAR including any proposals for transfer of FAR, site development requirements, existing and proposed open space, circulation, on-site and off-site parking and any other pertinent information.
 - (3). A comparison between the Centre City East Planned District regulations and standards, and any proposed modifications to these regulations and standards under the Planned Block Development Plan, together with

resulting impacts on traffic-carrying capacity of affected streets.

- (4). A statement of the reasons for any requested modifications to regulations or standards and a description of proposed means of mitigating any adverse effects.

6. Adoption of PBD District and Development Plan: The Planning Commission shall hold a public hearing on a proposed application and shall then make its recommendation to the City Council, as provided in SEC. 101.0206.

The Planning Commission shall recommend, and the City Council shall adopt a PBD District and shall grant a permit for a Development Plan only after making the following findings:

- a. That the Development Plan will enhance the potential for superior urban design in comparison with development under the regulations that would exist if the Development Plan were not approved;
- b. That the Development Plan is consistent with the adopted Centre City San Diego Community Plan and other applicable policies, and that it is compatible with development in the area it will directly affect;
- c. That the Development Plan includes adequate provisions for utilities, services, and emergency vehicle access, and public service demands will not exceed the capacity of existing systems;
- d. That traffic expected to be generated by development in accordance with the Development Plan will not exceed the capacity of affected streets; and
- e. That the Development Plan will not significantly increase shading of adjacent land in comparison with shading from development under the regulations that would exist if the Planned Block Development were not approved.

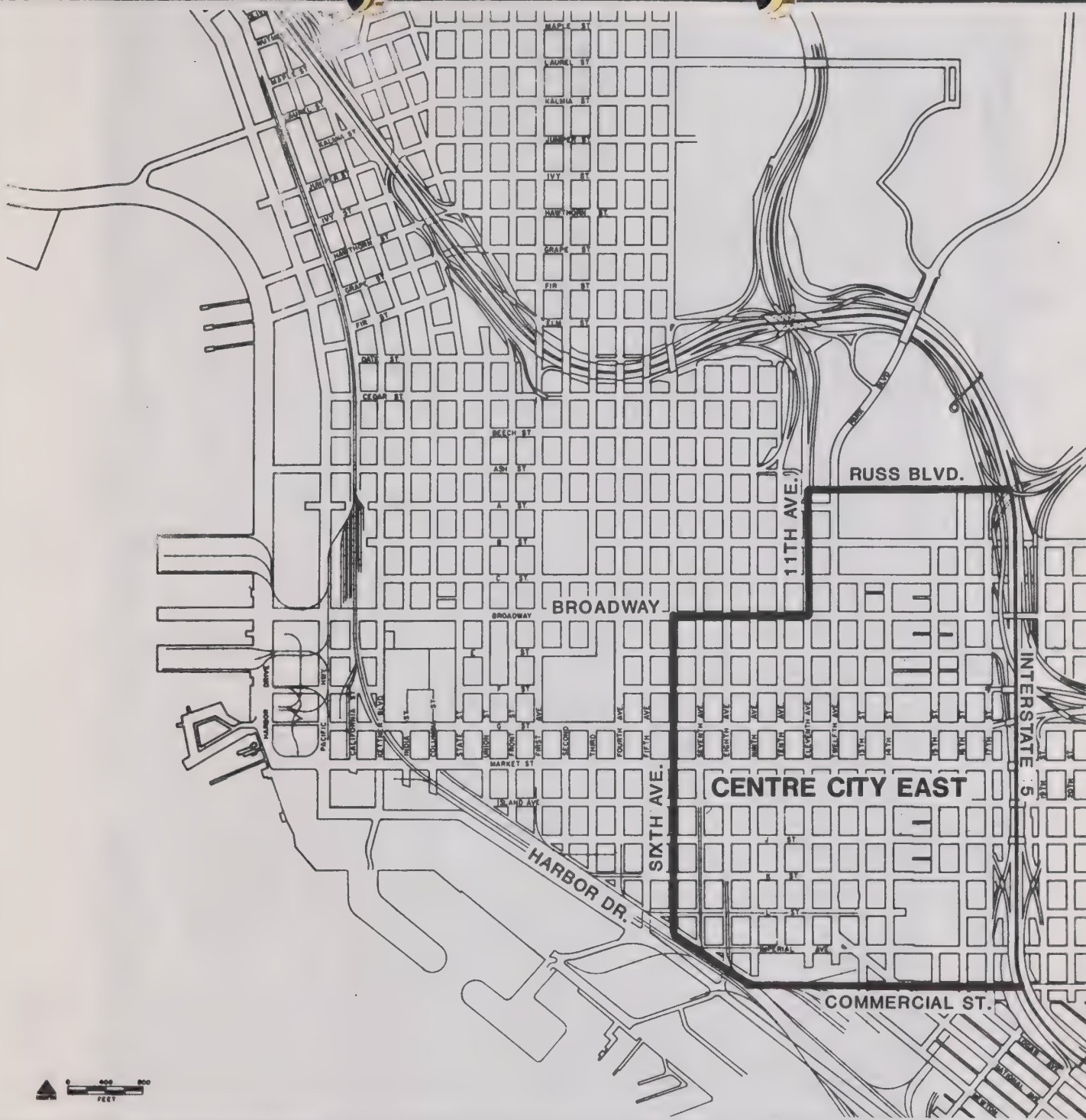
Section 2. This ordinance shall remain in force and effect until the adoption by the City Council of the Centre City San Diego Community Plan amendment and the enactment of an ordinance or amendments of this ordinance to implement said Plan amendment.

Section 3. This ordinance shall take effect and be in force on the thirtieth day from and after its passage, and no building permits for development inconsistent with the provisions of this ordinance shall be issued unless application therefor was made prior to September 23, 1986.

APPROVED: JOHN W. WITT, City Attorney

By Frederick C. Conrad
Frederick C. Conrad
Chief Deputy City Attorney

FCC:EP:ma1
09/19/87
11/06/86 Rev. 2
Or.Dept:Plan.
0-87-54
(Prep.Plan.)



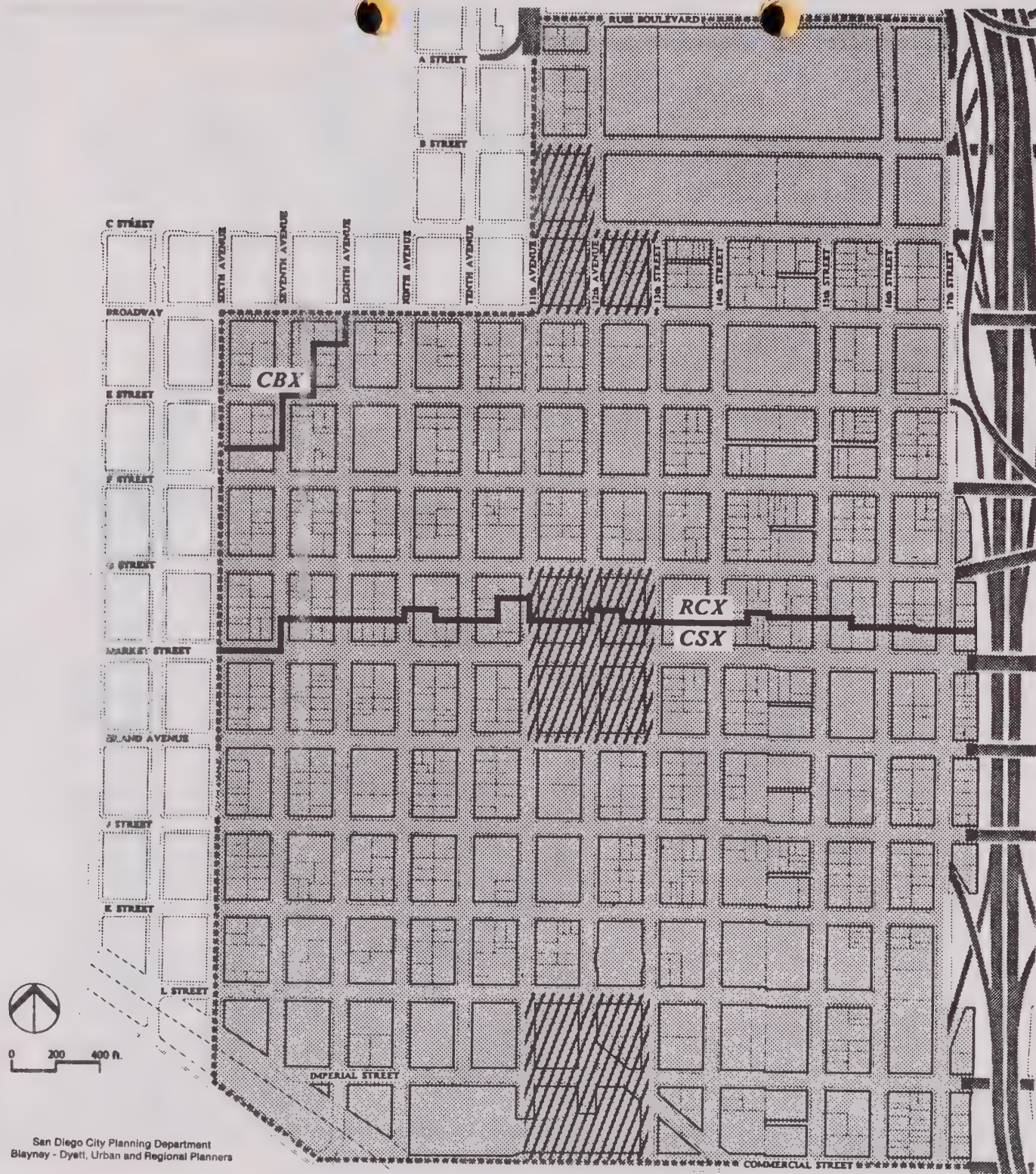
PLANNED DISTRICT BOUNDARIES

ORD. NO. _____ BEFORE _____ REQUEST _____
 EFF. DATE ORD. _____ EFF. DATE ZONING _____ AREA _____
 ZONING SUBJECT TO _____ MAP NAME _____ CASE _____

PLAN. COMM.
 RECOMMENDATION _____
 CITY COUNCIL
 ACTION _____

CITY PLANNING DIRECTOR _____
 SECRETARY OF COMMISSION _____

CITY OF SAN DIEGO
C-723



 CENTRE CITY EAST PLANNED DISTRICT

SUBDISTRICTS

CBX CENTRAL BUSINESS

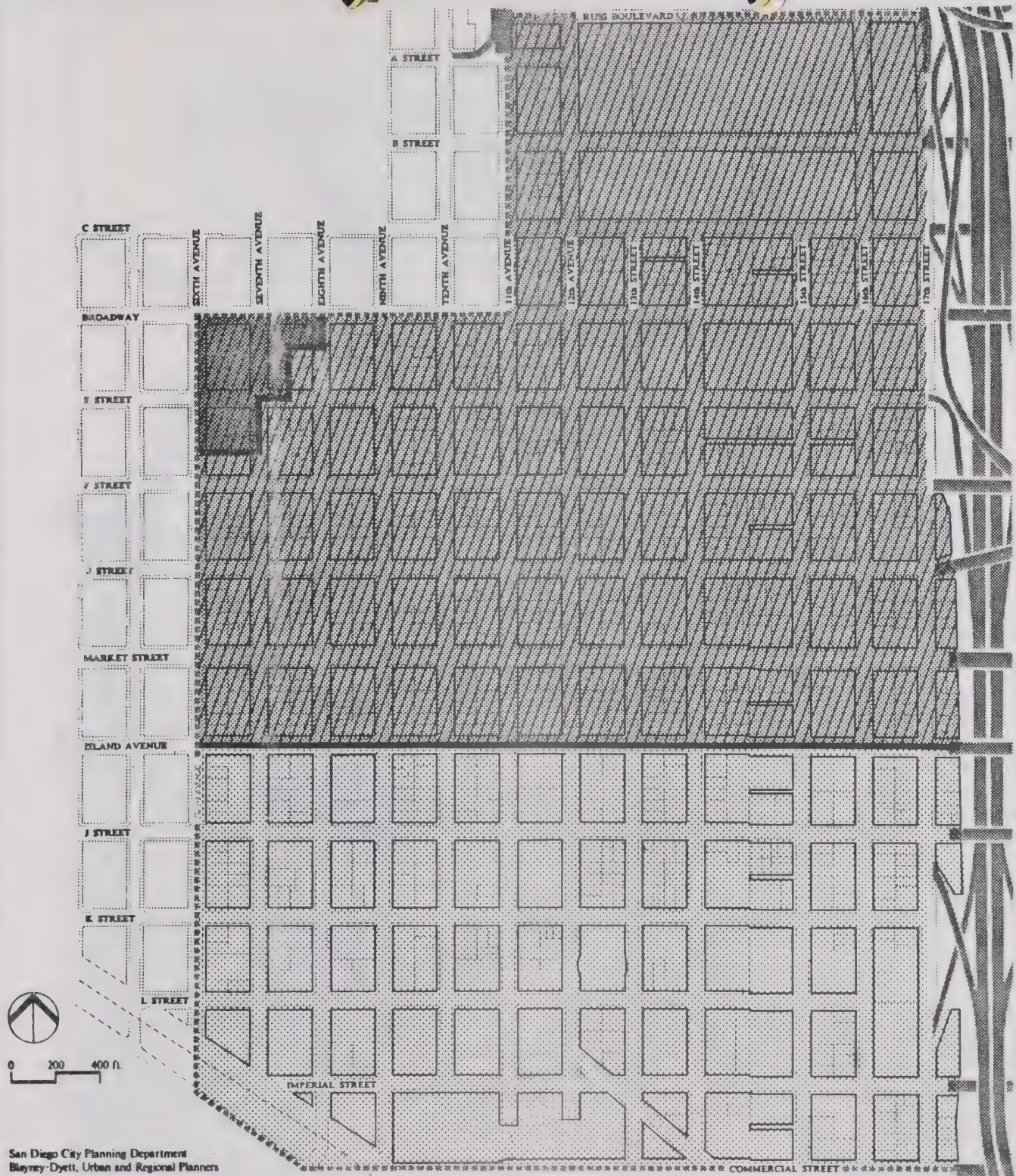
RCX RESIDENTIAL-COMMERCIAL

CSX COMMERCIAL SERVICES

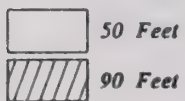
SPECIAL DISTRICTS

 TRANSIT AREA

Illustration A
CENTRE CITY EAST SUBDISTRICTS



BASE HEIGHT
(Additional height with special permit)



**MAXIMUM NON-RESIDENTIAL FAR/
MAXIMUM FAR**

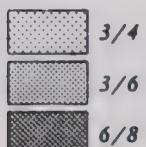
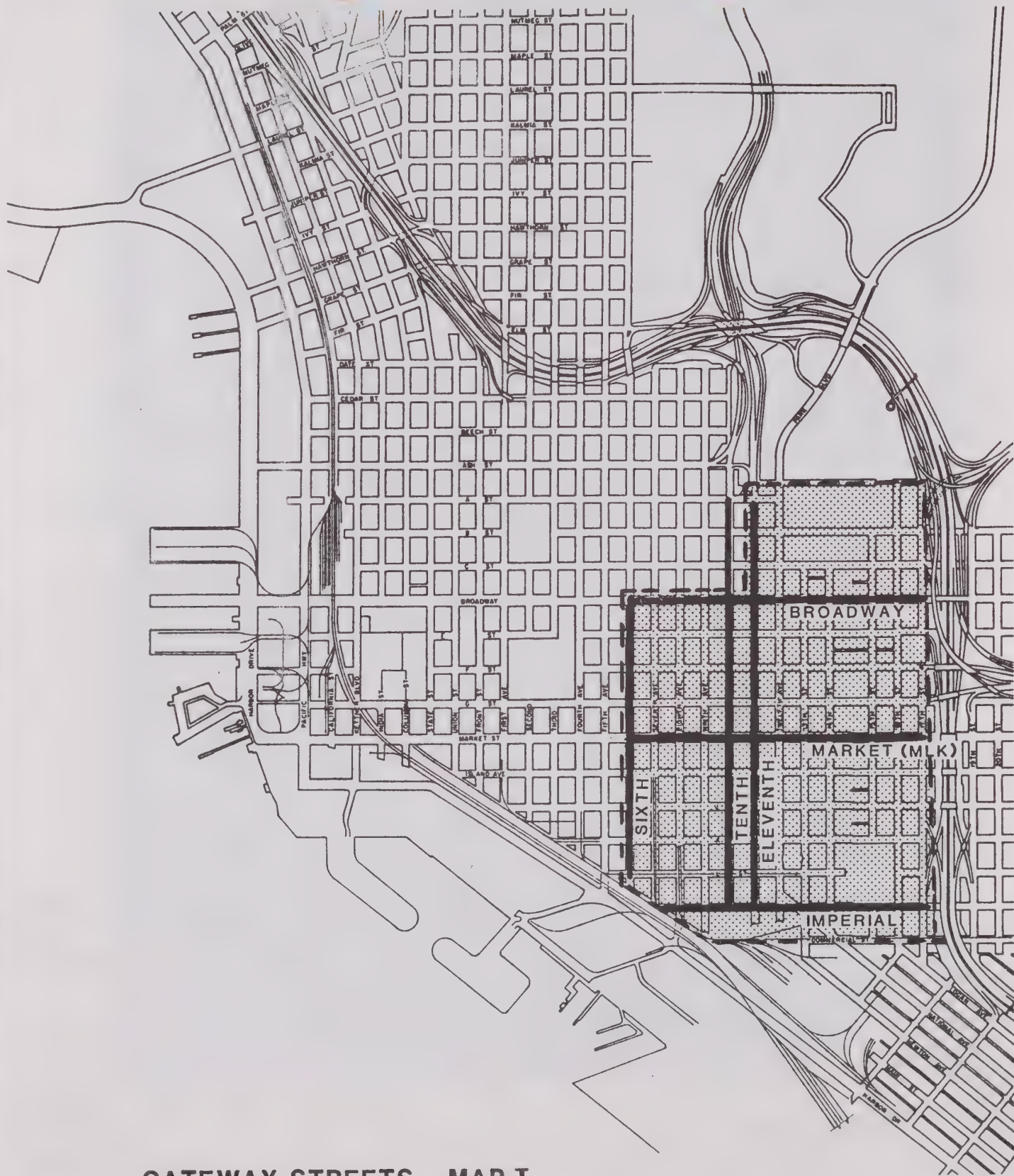


Illustration B

**BASE HEIGHT LIMITS AND
LAND USE INTENSITY**



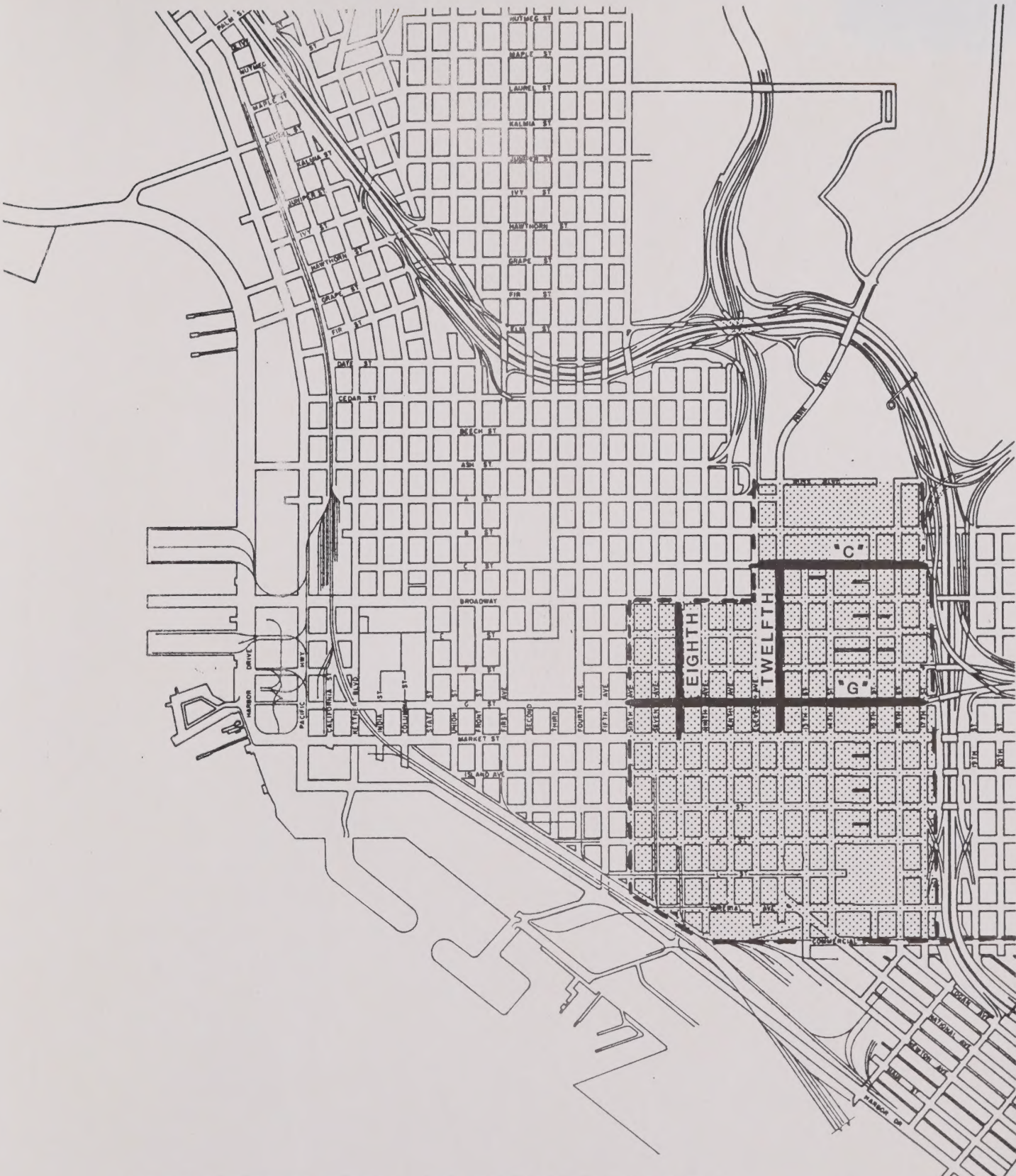
GATEWAY STREETS MAP I



CENTRE CITY

PLANNING
DEPARTMENT
CITY OF SAN DIEGO, CALIFORNIA



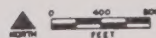


PEDESTRIAN EMPHASIS STREETS MAP II

CENTRE CITY

PLANNING
DEPARTMENT

CITY OF SAN DIEGO, CALIFORNIA



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PEDESTRIAN EMPHASIS STREETS MAP 1

CENTRE CITY

PLANNING
DEPARTMENT
CITY OF SAN FRANCISCO

